





**NORTH PARK PLANNING COMMITTEE**  
**SPECIAL LAND USE ELEMENT - COMMUNITY PLAN UPDATE MEETING**  
**Draft Minutes: May 9, 2013– 6:30 PM**  
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- I. **Call to order:** 6:30pm
- II. **Attendance Report (13):**

Member	NPPC
Robert Barry	1
Howard Blackson	2
Dionne Carlson	3
Cheryl Dye	4
Vicki Granowitz	5
Peter Hill	6
Brandon Hilpert	7
Roger Lewis	8
Carl Moczydlowsky	9
Lucky Morrison	10
Dang Nguyen	11
Omar Passons	A
Rick Pyles	12
Phil Rath	A
Rene' Vidales	13

III. **Non Agenda Public Comment**

- a. Don Leichtling – San Onofre Update – units 2 & 3 are shut down. \$1.2B in rate payers in replacement steam generators. Visit <http://decommission.sanonofre.com>. Engineering reasons why unit 2 should not be restarted.
- b. Rob Steppke – provided Hillquest map of bungalow courts and 1988 article on bungalow courts.
- c. Vicki Granowitz - Friends of Balboa Park is soliciting money for their project at Bird Park. They have decided that we are spending too much money on water. Want to cut back on water. Conducted no outreach to the NPPC.

IV. **North Park Community Plan Update – Marlon Pangilinan** – suggest density bonus for community benefit projects. BID collaborative gave input on the proposed land use maps. Summary of issues provided. Spur revitalization and growth along commercial corridors. Vons block to see an increase in density. Commercial transitional zones adjacent to zone nodes. Limits on uses in the transitional areas on business type, alcohol sales and upper story setbacks. Up-zone certain adjacent buildings and adaptive reuse for buffers and transitions. Mirroring land uses on both sides of east/west streets.

a. **Proposed Land Use Changes – BID Collaborative**

- i. **30<sup>th</sup> Street between Madison Avenue and Meade Avenue** - Comments from the BID Collaborative indicated that the current land use designation is too intense for this area. Would a change from Community Commercial (1) 0-55 du/ac to Neighborhood Commercial (2) 0-44 du/ac be more appropriate for this area?

1. **Board Consensus** - Yes

- ii. **Park Boulevard between Adams Avenue and Meade Avenue** - A reduction in residential density is being proposed by City Staff on the westside of Park Boulevard from Adams Avenue to Mission Avenue (Uptown community) given it's small scale and "main street" type character. Staff would also support reflecting the

same reduction on the eastside of Park Boulevard. Should the eastside of Park Boulevard from Adams Avenue to Mission Avenue be reduced from Neighborhood Commercial (2) 0-44 du/ac to Neighborhood Commercial (1) 0-29 du/ac?

**1. Board Consensus** - Yes

**iii. Block bounded by Howard Avenue, 30<sup>th</sup> Street, Polk Avenue, and Ohio Street (“Vons Block”)** - The BID Collaborative expressed interest in taking advantage of any potential opportunity for the Vons market block to redevelop into a mixed-use project given its proximity to El Cajon Boulevard. Should the land use designation of the Von’s Market block be changed from Neighborhood Commercial (1) 0-29 du/ac to Community Commercial (2) 0-74 du/ac?

**1. Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to increase the intensity of use. No change to the land use.

**iv. Southside of University Avenue between Mississippi Street and Arizona Street (“Albertson’s Block”)** - The BID Collaborative also expressed interest in taking advantage of any potential opportunity for redeveloping the Albertson’s block for mixed-use development and re-designating properties to the east to match the existing land use designations along the south side of University Avenue from Arizona Street and 28<sup>th</sup> Street. Should these properties be changed from Neighborhood Commercial (2) 0-44 du/ac to Community Commercial (1) 0-55 du/ac?

**1. Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to increase the intensity or use. No change to the land use.

**b. Proposed Land Use Changes – University Heights Historical Society (UHHS)**

**i. Proposed Spalding Place Historic District, Spalding Place between Park Boulevard and Georgia Street** - Change the land use designation from Neighborhood Commercial (1) 0-29 du/ac to Residential low (0-9 du/ac).

**1. Board Consensus** – No, no change to staff recommendation.

**ii. Commercial areas located within the half block east of Park Boulevard from Meade Avenue to El Cajon Boulevard** - Change the land use designation from Community Commercial 0-74 du/ac to Neighborhood Commercial 0-29 du/ac

**1. Board Consensus** – No, stay with staff recommendation except for the north half of the block, parcel 445-35-021 which is reduced to 29 du/ac

**iii. Multi-family residential area located south of the single-family zoned properties along Meade Avenue, west of Texas Street, a half block east of Park Boulevard, and north of the commercially zoned properties along El Cajon Boulevard** - Change the land use designation from Residential High (45-55 du/ac) to Residential Medium High (30-44 du/ac).

**1. Board Consensus** – No, no change to staff recommendation.

**iv. Commercial areas east of Park Boulevard from El Cajon Boulevard and Howard Avenue** - Change the land use designation from Community Commercial (2) 0-74 du/ac to Neighborhood Commercial (0-44 du/ac).

**1. Board Consensus** – No, no change to staff recommendation.

**v. Multi-family residential area located south of the commercially zoned properties along El Cajon Boulevard, west of Texas Street, north of Howard Avenue, and a half block east of Park Boulevard** - Change the land use designation from Residential high (45-55 du/ac) to Residential Medium High (30-44 du/ac).

**1. Board Consensus** – No, no change to staff recommendation.

**vi. Commercial areas a half block east of Park Boulevard from Howard Avenue and Lincoln Avenue** - Change the land use designation from Community Commercial (1) 0-55 du/ac to Neighborhood Commercial 0-44 du/ac.

**1. Withdrawn by UHHS**

**vii. Multi-family areas located from the alley east of Park Boulevard, south of Howard Avenue, north of Lincoln Avenue, and the alley west of Florida Street** - Change the land use designation from Residential High (45-55 du/ac) to Residential Medium High (30-44 du/ac)

**1. Board Consensus** – No, no change to staff recommendation.

**c. Mirroring the Same Land Use Designations on Both Sides of East-West Running Streets** - A proposal was also presented at the April NPPC Urban Design/Project Review Subcommittee to consider having the same land use designation along the east-west running streets in the community, similar to Madison, Monroe, and Meade Avenues in the northern portion of the community.

**1. Board Consensus** – No, no change to staff recommendation.

**d. Proposed “Buffer Areas”** - Although the proposed Commercial-Residential Transitional Areas may address the business associations need to ensure continued growth and revitalization along the community’s commercial corridors, there have also been concerns expressed for the need to address transitional and adjacency issues

(noise, loitering, littering, etc.) between successful commercial businesses and low intensity areas within the community.

i. **Upzone areas directly adjacent to commercially zoned properties to allow daytime business uses, small offices, cafés, salons, personal service, etc. so that over time these businesses would create a buffer between the commercial areas and single-family neighborhoods**

1. **Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to address.

ii. **Encourage adaptive reuse in these areas so that they help to address any potential visual or design compatibility issues**

1. **Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to address.

e. **Proposed Commercial-Residential Transition Areas** - The Business Associations proposed the Commercial-Residential Transition Areas as a means to allow stand alone commercial and mixed use projects to have more developable area and development flexibility, which is currently constrained by shallow commercially zoned lots.

1. **Board Consensus** – No, City staff to provide specific recommendations based on discussion

**V. Next Meeting Date:** May 21, 2013

a. Final Approval Draft Land Use Map

**VI. Motion to Adjourn: Barry/Ngyuen 10-0-0 (Lewis, Carlson, Blackson left) 9:00**

Minutes submitted by Carl Moczydowski